

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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Small PHA Plan Update  
Annual Plan for Fiscal Year: 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** HOUSING & REDEVELOPMENT AUTHORITY OF  
ALEXANDRIA, MINNESOTA

**PHA Number:** MNO35

**PHA Fiscal Year Beginning:** January 1, 2003

**PHA Plan Contact Information:**

Name: Housing & Redevelopment Authority of Alexandria, MN

Phone: 320-762-1311

TDD: 320-762-8115

Email (if available): alexhra@rea-alp.com

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting:**  
(select all that apply)

- ☒ Main administrative office of the PHA  
☐ PHA development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA  
☐ PHA development management offices  
☐ Main administrative office of the local, county or State government  
☐ Public library  
☐ PHA website  
☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA  
☐ PHA development management offices  
☐ Other (list below)

**PHA Programs Administered:**

- ☐ Public Housing and Section 8      ☐ Section 8 Only      ☒ Public Housing Only

## Annual PHA Plan Fiscal Year 2003

[24 CFR Part 903.7]

### i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

Since 1999 the Alexandria HRA has been concentrating on single-family affordable housing in the City of Alexandria. In 2002 the Alexandria HRA was awarded funding to develop single-family homes in an affordable housing development called "The Trails". The HRA has been working with GMHF, MHFA and DTED for additional funding for the project. Our plan is to continue to work with single-family affordable housing until "The Trails" has been sold out. This is a three- to five-year plan.

Rehabilitation has begun at Woodhill Townhomes (MN035). Late fall 2001 new furnaces were installed. Spring of 2002 new windows were installed. Summer of 2002 air conditioners were installed in all units. Fall of 2002 new kitchen cabinets and appliances were installed.

Plan for 2003 is to start work on replacing all the bathrooms at Woodhill. It was originally scheduled for 2005, but the HRA has been noticing that replacement will need to be made earlier than originally planned. Softener replacement is also being scheduled for 2003.

During 2002 several employees attended NAHRO conferences where they received training in HQS inspections and PHAS and the new Uniform Physical Inspections.

The HRA will be working on scheduling training in 2003 for all employees. This includes administrative as well as maintenance staff. Our goal is to train maintenance staff in 2003 to understand the new PASS.

The HRA will be working with maintenance staff to bring up their score for the Uniform Physical Inspections.

The HRA will be working with architects in 2003 to develop a plan to enlarge apartments at Viking Towers. Because the apartments are so small in size, they no longer appeal to our low-income clientele. There are so many more Section 8 vouchers available and new apartments are going up constantly in Douglas County that low-income families are given more of a choice. Due to the high vacancy rate the HRA has been experiencing over the last year, it has been decided by the board to have a plan ready to go for enlarging apartments on each floor. The plan is to be ready in case the vacancy rate continues to be an issue.

## **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

In 2002 the HRA established new policies regarding Criminal Background Checks and Credit Checks for all applicants for their public housing program. In 2003 the HRA plans to review the policies and update them as needed.

In 2003 the HRA plans to be able to qualify Woodhill Townhomes for the City of Alexandria Multi-Housing Crime Free Prevention Program. The HRA has been currently working with the Police Department in getting the necessary improvements completed at Woodhill to qualify for this program. By the year 2003, the HRA should be in compliance.

In 2003 the HRA will be reviewing the "Emergency Response Systems Plan" to update procedures as needed.

## **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 172,000 estimated

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment A – **pages 7 & 8 in Table Library**

**(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment B – **pages 4-6 in Table Library**

### **3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

#### 2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for      units <input type="checkbox"/> Public housing for      units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for      units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

#### **4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

#### **B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

#### **5. Safety and Crime Prevention: PHDEP Plan**

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_

- C. ☐ Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment \_\_\_\_\_



## **6. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at Attachment (File name)
3. In what manner did the PHA address those comments? (select all that apply)
  - ☐ The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included
    - ☐ Yes ☐ No: below or
    - ☐ Yes ☐ No: at the end of the RAB Comments in Attachment \_\_\_\_.
  - ☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_.
  - ☐ Other: (list below)

**B. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) *State of Minnesota*
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - ☒ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
  - ☐ Other: (list below)
3. PHA Requests for support from the Consolidated Plan Agency  
☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

*Our agency spoke with Monte Aker of Minnesota Housing Finance Agency. The City of Alexandria had no activities planned within the Consolidated Plan of Minnesota. Therefore, we are consistent with the Consolidated Plan.*

## **C. Criteria for Substantial Deviation and Significant Amendments**

### **1. Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

#### **A. Substantial Deviation from the 5-year Plan:**

*A Substantial Deviation is a decision made by the Board of Commissioners to change the PHA's mission statement, goals or objectives identified in the Five-Year Plan. It is also when goals or objectives are changed that affect the residents or have a significant impact to the PHA's financial situation.*

*Our agency does not plan to substantially deviate from the original 5-Year Plan.*

#### **B. Significant Amendment or Modification to the Annual Plan:**

*A Significant Amendment or Modification is a change in PHA plans or policies that require formal approval by the Board of Commissioners.*

*Our agency, at this time, does not intend to amend or modify the annual plan unless there is an emergency situation.*

## **Attachment A**

### **Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> <li>Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>Coordination with other law enforcement efforts;</li> <li>Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) X check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Alexandria HRA  ATTACHMENT "B"	Grant Type and Number Capital Fund Program Capital Fund Program: MN46P03550103 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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☒ Original Annual Statement
 ☐ Reserve for Disasters/ Emergencies
 ☐ Revised Annual Statement (revision no: )

☐ Performance and Evaluation Report for Period Ending:
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$27,000			
3	1408 Management Improvements				
4	1410 Administration	\$10,000			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	130,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	172,000 estimated			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures	\$20,000			





**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

[illegible]

## Capital Fund Program 5-Year Action Plan – Attachment “A”

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>CFP 5-Year Action Plan</b>		
X Original statement <input type="checkbox"/> Revised statement		
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	
MN035-001	Alexandria Viking Towers	
<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Viking Towers (001) – Flooring Replacement	\$10,000	2004
Viking Towers (001) – Bathroom repairs – phase 1	\$30,000	2005
Viking Towers (001) – Bathroom repairs – phase 2	\$20,000	2006
Viking Towers (002) – Enlarge apartments	\$150,000	2007
<b>Total estimated cost over next 5 years</b>	<b>\$210,000</b>	

## Capital Fund Program 5-Year Action Plan - Attachment "A"

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
X Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
MN035-002	Alexandria Woodhill Townhomes	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Bathrooms – phase 2	\$30,000	2004
Landscaping, repair water runoff problems with concrete aprons/patios	\$60,000	2004
Blacktop Sealing – parking area	\$10,000	2004
Replace metal electrical poles	\$22,000	2004
Playground – handicap accessible	\$ 5,000	2004
Garages	\$102,000	2005
Garages	\$100,000	2006
<b>Total estimated cost</b>	<b>\$329,000</b>	

**Required Attachment \_\_\_\_: Resident Member on the PHA Governing Board**

1. ☐ Yes X No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

*The Alexandria HRA advertises in their newsletter on an annual basis for a tenant to apply to be on the governing board. No one has come forward to show interest in the position at this time.*

A. Name of resident member(s) on the governing board:

B. How was the resident board member selected: (select one)?

☐ Elected

☐ Appointed

C. The term of appointment is (include the date term expires):

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

☒ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member:

2003

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mayor for the City of Alexandria, Minnesota

**Required Attachment \_\_\_\_X\_\_\_\_: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Denise Reynolds  
Ray Hoffman  
Sarah Michelle St. John  
Larry Hoy  
Chris Meyer  
Barbara Schuldt  
Joy Bisek

Required Attachment \_\_\_\_\_: Deconcentration and Income Mixing.

**Component 3, (6) Deconcentration and Income Mixing**

- a. ☐ Yes ☒ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☐ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Alexandria HRA		Grant Type and Number Capital Fund Program Capital Fund Program: MN46P03550100 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2000  REVISED 6/30/02
Original Annual Statement X Performance and Evaluation Report for Period Ending: 6/30/02		<input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 3) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original – Rev. 2	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$27,706.74	\$29,872.55	\$25,000.00	\$15,000.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$285.00	\$285.00	\$285.00	\$285.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$140,218.26	\$139,396.32	\$144,268.87	\$108,799.26
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$10,000	\$8,656.13	\$8,656.13	\$8,656.13
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$178,210	\$178,210	\$178,210.00	\$132,740.39
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security		\$8,673.26	\$8,673.26	\$8,673.26
24	Amount of line 20 Related to Energy Conservation Measures			\$45,500.00	\$45,500.00

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Alexandria HRA		<b>Grant Type and Number</b> Capital Fund Program Capital Fund Program #: MN46P03550100 Capital Fund Program Replacement Housing Factor #:				<b>Federal FY of Grant: 2000</b> <b>REVISED 6/30/02</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original Rev 2	Revised	Funds Obligated	Funds Expended	
Viking Towers (001)	Fire Sprinkler System	1460	All	\$4,000	\$3,680.80	\$3,680.80	\$3,680.80	
Viking Towers (001)	Cement patio / overhang repair	1460	All	\$30,000	\$5,640	\$5,640		
Viking Towers (001)	Solarium repair	1460	All	\$10,000	\$11,677.45	\$16,550	\$11,550	
Viking Towers (001)	Security doors/Camera system	1460	All	\$8,673.26	\$8,673.26	\$8,673.26	\$8,673.26	
Viking Towers (001)	Cabinet & Carpet Replacement	1460	All	\$5,930.00	\$3,280.20	\$3,280.20	\$3,280.20	
Viking Towers (001)	Dining room tables, chairs and accessories	1475	Comm Room	\$10,000	8,656.13	8,656.13	8,656.13	From 2002 CFP
Viking Towers	TOTAL			\$68,603.26	\$41,607.84	\$46,480.39	\$35,840.39	
Woodhill Townhomes (002)	Replace windows (Phase I)	1460	8	\$45,500	\$45,500	\$45,500	\$45,500	
Woodhill Townhomes (002)	Maintenance Garage	1460	N/A	\$21,115	\$21,115	\$21,115	\$21,115	
Woodhill Townhomes (002)	Ceiling Repairs	1460	23	\$15,000	\$15,000	\$15,000	\$15,000	
Woodhill Townhomes (002)	Kitchen Cabinets, sinks, faucets, lighting, etc. (from 2002 CFP) (using 2000,2001 & 2002 CFP funds	1460	24	0	24,829.61	24,829.61		
	TOTALS			\$81,615	\$106,444.61	\$106,444.61	\$81,615	
HA-Wide	Operations	1406		\$27,706.74	\$29,872.55	\$25,000	\$15,000	
HA-Wide	Fees & Costs	1430		\$285	\$285	\$285	\$285	
	TOTAL			\$27,991.74	\$30,157.55	\$25,285	\$15,285	



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

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**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Alexandria HRA		Grant Type and Number Capital Fund Program Capital Fund Program: MN46P03550101 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001  REVISED 6/30/02	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 02)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/02		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$46,220	\$16,000	\$16,000	\$12,000
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$10,383	\$4,000	\$4,000	\$220
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$124,500	\$161,103	\$161,103	\$116,598.33
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$181,103	\$181,103	\$181,103	\$128,818.33
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures		\$88,210.33	\$88,210.33	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Alexandria HRA		<b>Grant Type and Number</b> <b>Capital Fund Program</b> Capital Fund Program #: MN46P03550101 Capital Fund Program Replacement Housing Factor #:				<b>Federal FY of Grant: 2001</b> <b>REVISED 6/30/02</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original Rev 1	Revised	Funds Obligated	Funds Expended	
Viking Towers (001)	Flooring for entrance	1460		\$4,000	\$10,428.91	10,428.91		
Viking Towers	TOTAL			\$4,000	\$10,428.91	\$10,428.91		
Woodhill Townhomes (002)	Windows	1460	16	\$92,112	\$88,210.33	\$88,210.33	\$88,210.33	
Woodhill Townhomes (002)	Furnaces	1460	24	\$28,388	\$28,388	\$28,388	\$28,388	
Woodhill Townhomes (002)	Kitchen cabinets, sinks, faucets, lighting (from (2002 CFP) (using CFP from 2000, 2001, 2002)	1460	24	-0-	\$34,075.76	\$34,075.76		
	TOTAL			\$120,500	\$150,674.09	\$150,674.09	\$116,598.33	
HA-Wide	Operations	1406		\$46,220	\$16,000	\$16,000	\$12,000	
HA-Wide	Fees & Costs	1430		\$10,383	\$4,000	\$4,000	\$220	
	TOTAL			\$56,603	\$20,000	\$20,000	\$12,220	
	TOTAL			\$181,103	\$181,103	\$181,103	\$128,818.33	

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

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**Annual Statement/Performance and Evaluation Report****Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: Alexandria HRA		Grant Type and Number Capital Fund Program Capital Fund Program: MN46P03550102 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2002  REVISED 6/30/02	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies X Revised Annual Statement (revision no: 0)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/02		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$48,000			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$95,000			
11	1465.1 Dwelling Equipment—Nonexpendable	\$24,429			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$172,429			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Alexandria HRA		<b>Grant Type and Number</b> <b>Capital Fund Program</b> Capital Fund Program #: MN46P03550102 Capital Fund Program Replacement Housing Factor #:				<b>Federal FY of Grant: 2002</b> <b>REVISED 6/30/02</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
Viking Towers (001)	Flooring for entrance	1460	10	\$15,000				
Viking Towers	TOTAL			\$15,000				
Woodhill Townhomes (002)	Kitchen cabinets, countertops and misc. for remodeling kitchens	1460	10	\$80,000				
Woodhill Townhomes (002)	Refrigerators, Stoves	1465	10	\$15,000				
Woodhill Townhomes (002)	Air conditioners	1465	24	\$9,429				
	TOTAL			\$104,429				
HA-Wide	Operations	1406		\$48,000				
HA-Wide	Fees & Costs	1430		\$5,000				
	TOTAL			\$53,000				
	TOTAL			\$172,429				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

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